

Warwick Cottage

West End, Middleham, Leyburn, North Yorkshire, DL8 4QL

RobinJessop

A STUNNING GRADE II LISTED COTTAGE IN A POPULAR TOWN LOCATION

- Grade II Listed Cottage
- Fully Refurbished to Exacting Standards
- Two Double Ensuite Bedrooms
- Private Garden
- Ideal Full Time Home, Second Home or Holiday Let
- Guide Price: £320,000

SITUATION

Leyburn 2 miles. Bedale 10 miles. A1(M) 12 miles. Northallerton 18 miles. Leeds Bradford and Newcastle airports are both a one-hour drive. Distances and times are approximate.

Middleham is famous for its castle and horse racing connections with many renowned training yards located around the town. The town benefits from a convenience store, three public houses, a restaurant, a fish and chip shop, a tearoom, two antique shops and a church together with a primary school and a nursery.

The position makes commuting to the larger towns of Darlington, Harrogate, York and Teesside within reasonable distance.

DESCRIPTION

Warwick Cottage is an attractive Grade II listed cottage which has undergone full refurbishment including being reroofed, repointed, new windows and a central heating system including underfloor heating. It is beautifully presented to exacting standards throughout.

The property is entered into via a large living room which has a multi fuel stove set within an impressive stone fireplace, mullioned windows to the front, exposed beams and ample space for a dining table. The floor is fully tiled which runs throughout the ground floor. The well-equipped kitchen features a good range of units together with granite worktops and a Belfast style sink. There are integral appliances including oven and hob, fridge freezer and dishwasher. A stable door leads out to the garden at the rear.

To the first floor is a good-sized double bedroom with mullioned windows to the front, and an ensuite shower room. The landing is a very useful space and could be used as a reading corner, with stairs leading up to the second floor and principal suite. This room features exposed beams, dual aspect windows and an ensuite with freestanding rolltop bath, WC and basin.







Externally the property is complemented by a patio area and lawn with ample space for seating and flower borders. The property would make an excellent full time, second home or holiday let.

GENERAL REMARKS & STIPULATIONS

VIEWING

Strictly by Appointment with Robin Jessop Ltd – Telephone 01969 622800 or 01677 425950

OFFERS

All offers must be confirmed in writing. We will NOT report any verbal offer unless it is confirmed in writing.

MONEY LAUNDERING REGULATIONS

Please note that if you are the successful purchaser it is now a legal requirement for you to provide 2 forms of ID. This will need to be provided personally in our office where we can take copies of both this and proof of funds, which we also require to comply with Money Laundering Regulations.

METHOD OF SALE

The property is initially being offered for sale by Private Treaty. However, we reserve the right to conclude the sale by any other means at our discretion.

WHAT3WORDS

Every three metre square of the world has been given a unique combination of three words. A free App is available for iOS and Android smartphones and using the unique sequence of words below you will be able to pinpoint this property.

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FIXTURES & FITTINGS

Only those fixtures and fittings described within this brochure are included in the sale.

TENURE

Freehold with vacant possession.

COUNCIL TAX

Band C.

SERVICES

Mains electricity (please refer to Agent's note below), mains drainage, mains water. Oil fired central heating. Broadband connection available.

AGENTS NOTE

The electricity supply is currently shared with The Coach House situated to the rear of the property. This currently has a sub-meter for the shared supply. Legal arrangements have been put in place to safeguard this shared connection in perpetuity.

LOCAL AUTHORITY

North Yorkshire Council, County Hall, Northallerton, DL7 8AD.
Tel : 0300 131 2131.

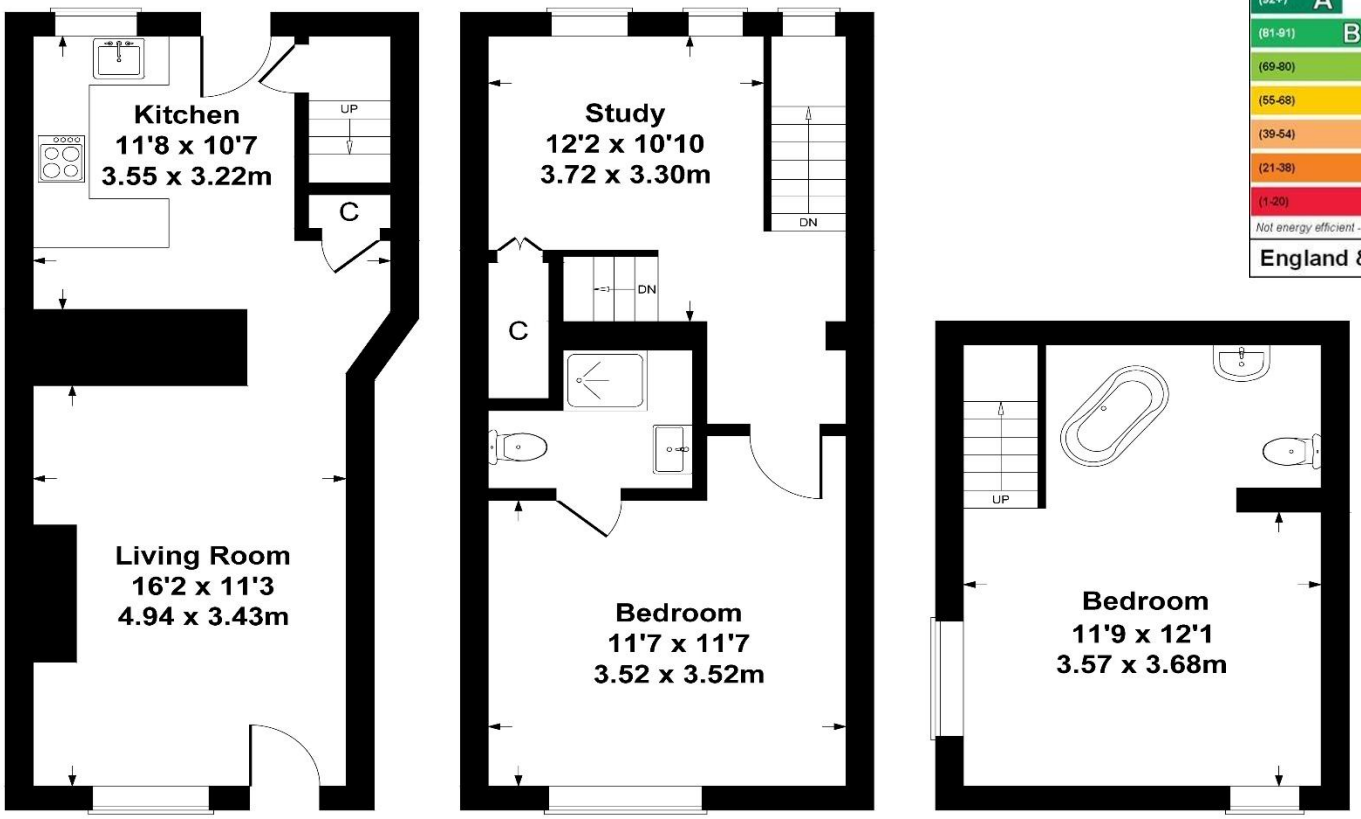


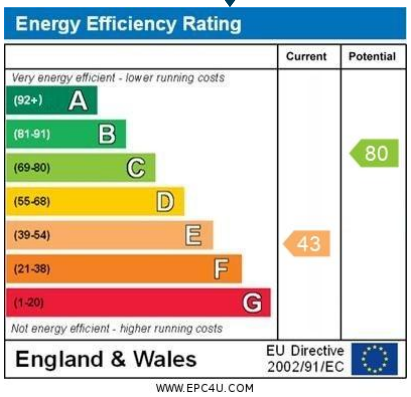




Warwick Cottage, Middleham

Approximate gross internal area
89 sq m - 958 sq ft





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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